

SPENCE WILLARD



Millstream Cottage, Newbridge, Isle of Wight

*A picturesque three-bedroom Grade II listed thatched semi-detached cottage presented in good condition with an impressive timber garage complex - all set within a truly beautiful semi-rural location.*

VIEWING

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Millstream Cottage is located in a highly sought after position on the edge of Newbridge with views across surrounding rolling fields and over the pretty garden. The property is just a few minutes' drive from both the major town of Newport and the vibrant ferry port of Yarmouth, which now benefits from two ferry companies. Millstream Cottage has been well cared for in recent years and offers a new owner the opportunity to own this fabulous stone-built cottage with a large, exceptionally well landscaped & secluded garden.

The 3-bedroom property boasts many character features with exposed wooden beams and a lovely central stone fireplace with a wood burner in the sitting room. Millstream makes for a wonderful full-time home but would also make an excellent holiday retreat as it occupies a quiet position with magnificent views across the neighbouring countryside.

DOOR INTO:

KITCHEN/DINER: traditional style modern fitted kitchen with a lovely view over the pretty garden through the large window with doors to the side. This room enjoys a double aspect and plenty of built-in storage with a good range of wall and base units. Door through to the sitting room with exposed beams. Door leading off to ground floor w/c with wash hand basin.

SITTING ROOM: A truly stunning double aspect room with plenty of ceiling height and a fabulous large fireplace and woodburning stove. This room has an abundance of character framed by a mass of exposed wooden beams to the ceiling. Ample space for a large dining table and there are pretty rural views from all windows. Useful understairs cupboard and a further cupboard to the side of the chimney stack.

FIRST FLOOR LANDING: With window to the rear, exposed beams and alcove with built in bookcase.

**BEDROOM ONE:** A wonder large double bedroom with a vaulted ceiling and exposed beams. Stunning views across the garden/farmland.

**BEDROOM TWO:** A double bedroom with attractive countryside views.

**BEDROOM THREE:** A double bedroom with attractive countryside views.

**BATHROOM:** A modern white suite with large bath, and mains shower over. Low level w/c. Pedestal sink.

**OUTSIDE:** A most beautiful and secluded rear garden which is mature and sunny. This sizable garden comes with striking rural views, a good enclosed sized terrace, lawns, and impressive flower beds. There are interesting specimen plants within the boundary providing masses of natural colour when in flower.

**OUTBUILDINGS:** A substantial detached double timber garage with power and light has been constructed in the grounds near the driveway. As part of this quality building is an office with insulation and window to the side. Furthermore, there are two internal storage rooms.

**NB:** The property is not on mains services. It has a septic tank for wastewater.

EPC Rating E

TENURE: Freehold

POSTCODE PO41 0TZ

COUNCIL TAX Band D.

**VIEWINGS** Strictly by appointment with the selling agent Spence Willard.

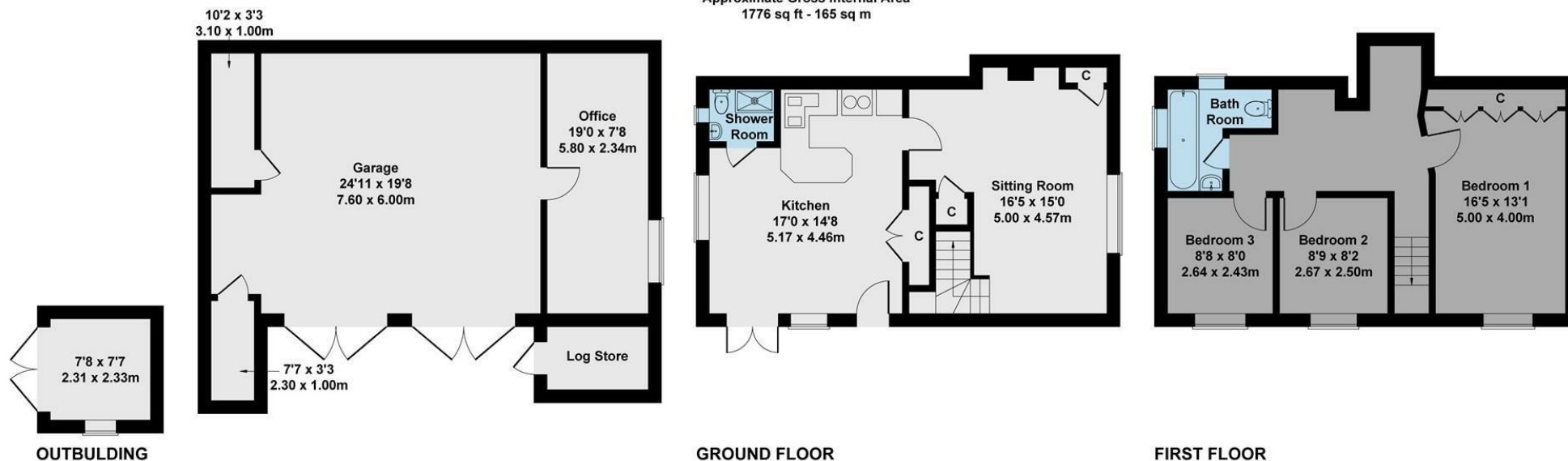






## Millstream Cottage

Approximate Gross Internal Area  
1776 sq ft - 165 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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